

# CITY OF SANTA CLARA



## HISTORICAL AND LANDMARKS COMMISSION MEETING

April 5, 2007 - Thursday  
City Manager's Staff Conference Room

\*\*\*MINUTES\*\*\*

7:00 P.M.

### ITEMS FOR COUNCIL ACTION

Agenda Item IX. A. Recommendation for Approval of a Mills Act Contract for 1515 Franklin Street (PLN2007-06281).

Agenda Item IX.B. Recommendation for Approval of a Mills Act Contract for 1525 Franklin Street (PLN2007-06282).

Agenda Item IX.C. Recommendation for Approval of a Mills Act Contract for 806 Jackson Street (PLN2007-06284).

- I. Call to Order  
Chairperson Richards called the meeting to order at 7:00 p.m.
- II. Roll Call  
Commissioners: Boynton, Marinshaw, McKee, Patton, Petersen, Richards and Wilson.  
  
Staff Present: Associate Planner/HLC Staff Liaison, Judith Silva  
  
Guests Present: Joan Cabral, Teresa Nemeth, Fred Raia, Don Arnoldy and Matt Heintz.
- III. Requests for withdrawals and continuances without a hearing  
None

- IV. Approval of Minutes
  - A. HLC Meeting Minutes of March 1, 2007
- V. Items on this Agenda Requiring Council Action

The following items may be heard by the City Council upon a recommendation by the Historical and Landmarks Commission:  
Agenda Items IX.A., IX.B. and IX.C.
- VI. Council and Planning Commission Actions Pertaining to the Historical and Landmarks Commission (Discussion as Needed)

Ms. Silva reviewed items of interest for the Commission.
- VII. Correspondence/Announcements
  - A. General Correspondence Distributed in Commission Packet  
None
- VIII. Public Presentations

There were no public presentations.
- IX. New Business
  - A. Request for Mills Act Contract – 1515 Franklin Street (PLN2007-06281)

Ms. Silva reviewed the staff report and attachments, while noting this project had recently been reviewed by the Commission related to the rezoning request. She noted the property owners were doing extensive renovations and bringing the structure back to residential use. She noted the Commission's recommendation would be forwarded to City Council on May 8<sup>th</sup>.

Fred Raia, applicant/owner, was present for discussion and reviewed some of the improvements underway for the property. He stated that he and his partner were investing at least \$600,000 in improvements to the properties and bringing them back to residential use.

There was discussion relating to whether the garage and detached accessory unit should be included in the 25 percent standard. After some discussion, the Commission stated they did not feel the garage should be included as it was a City requirement to have covered parking (Patton dissenting). Commissioner Patton stated she felt Mills Act Contracts should be for property owners, not investors.

It was moved by Commissioner Boynton, seconded by Commissioner Patton and carried (Commissioner Patton dissenting) that the Historical and Landmarks Commission recommend City Council approval of the Mills Act Contract for 1515 Franklin Street.

B. Request for Mills Act Contract – 1525 Franklin Street (PLN2007-06282)

Ms. Silva reviewed the staff report and attachments. She noted the property owners were doing extensive renovations and bringing the structure back to residential use. She noted the Commission's recommendation would be forwarded to City Council on May 8<sup>th</sup>.

Fred Raia, applicant/owner, was present for discussion and reviewed some of the improvements underway for the property.

It was moved by Commissioner Petersen, seconded by Commissioner Boynton and carried (Patton dissenting) that the Historical and Landmarks Commission recommend City Council approval of the Mills Act Contract for 1525 Franklin Street.

C. Request for Mills Act Contract – 806 Jackson Street (PLN2007-06284)

Ms. Silva reviewed the request, while highlighting some of the restoration that was underway. Ms. Silva noted the property owners had hired both a preservation architect and a well know preservation contractor to perform services for this historical home.

Matt Heintz property owner, was present for discussion and reviewed some of the improvements underway for the property. Commissioner Patton stated she felt this property was an excellent candidate for a Mill Act Contract.

It was moved by Commissioner McKee, seconded by Commissioner Patton and unanimously carried that the Historical and Landmarks Commission recommend City Council approval of the Mills Act Contract for 806 Jackson Street.

Ms. Silva noted the Commission's recommendations for the three Mills Act Contracts would be forwarded to City Council on May 8<sup>th</sup>.

X. Old Business, Referrals and Continued Items

A. Mills Act Criteria – Interior Changes, Inspections and other

Ms. Silva noted a packet had been prepared with Commission notes, minutes and other information on Mills Act Contracts. The Commissioners made the following comments relating to Mills Act properties:

- Marinshaw stated original structures should be maintained as much as possible, including basements and attic areas.
- By consensus, the Commission agreed that as long as basements don't change the look of a house they would not be counted in the 25 percent addition ruling.
- Structures elevations should not be changed more than 7 inches or 1-step.
- Second story dormers will be allowed when done architecturally correct.
- Mills Act properties shall not have any increase exceed 25 percent of the original square footage.
- Garages and detached structures will be reviewed on a case-by-case basis.

- XI. Commissioner/Committee Reports
- A. Santa Clara Arts and Historic Consortium (McKee)  
[Fourth Monday of each month at 7:15 p.m. - Headen-Inman House]  
Commissioner McKee noted some maintenance items were being attended to and stated that University Electric had donated a new refrigerator for the Headen-Inman House.
  - B. Historic Preservation Society of Santa Clara (Richards/Marinshaw alternate)  
[Second Friday of each month at 10:00 a.m.- Harris Lass Preserve]  
Chair Richards advised those present that there would be a June Tea on the 10<sup>th</sup>, a May Garden Tour on May 14<sup>th</sup>, a Father's Day family bicycle ride in the Old Quad in addition to other normal activities of the Society.
  - C. Old Quad Residents Association (Richards/McKee alternate)  
There was no report.
  - D. Neighborhood University Relations (Petersen)  
Commissioner Petersen noted that the next meeting would be in September and that since his term was up in June, a new liaison should be appointed.
  - E. Architectural Committee (Marinshaw/Patton)  
There were no items and no report.
  - F. Agnews Historic Cemetery Museum Committee (Wilson and Patton)  
Commissioner Patton stated she had attended an informational meeting and that things were going well.
- XII. Items Considered, Time Permitting  
None
- XIII. A. Commission Budget for 2006-07  
No discussion.
- XIV. Pending Agenda Items (notice of upcoming agenda items only- No discussion)
- A. Commemorative plaque for the Verein (this item has been forwarded to Santa Clara University). Joe Sugg/SCU to install plaque when construction is completed, est. date Fall 2007).
  - B. Commissioner Training  
Commissioner Patton and McKee stated they wished to attend the Hollywood CPF Conference. Commissioners Wilson and Richards to attend a conference at the Presidio in San Francisco to fulfill their requirements for annual training.
  - C. Further updates on Harris-Lass Preserve
  - D. BART Station Design Workshop Notice

XV. Adjournment

There being no further business, the meeting was adjourned at 8:45 p.m.

Respectfully submitted:

Judith Silva  
Associate Planner/HLC Staff Liaison

Approved:

Gloria Sciara, AICP  
Interim Manager of Development Review

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